

August 20, 2013

APL20130005 RECEIVED

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DEVELOPMENT SERVICES
COUNTER

Kernen Lien, Senior Planner
City of Edmonds
121 5th Avenue North
Edmonds, WA 98020

Dear Mr. Lien,

This letter is an appeal to the decision made by the City of Edmonds Architectural Design Board on August 7, 2013 to approve the current proposal (with previously stated stipulations) of the Developer for Building 10 of the Point Edwards project (PLN20130022). My standing is such that I am a party of record through both written statements and spoken testimony at the ADB public hearing on May 15, 2013 and by appearance as an Appellant at the Edmonds City Council meeting on July 2, 2013.

The ADB has been remiss in its responsibility to adequately identify the failure of Building 10 to embody the spirit of the design objectives for the City of Edmonds and to be in total compliance with existing design codes. This is the basis of my appeal.

Grounds for appeal

C.14.b. Maintain privacy of single family residential areas.

The ADB states "...it (Building 10) presents only two visible floors from the south, which also are below the level of the adjoining residence in Woodway." The question remains "below" what? The difference between being "below" the first floor and the top of my roofline obviously can result in a tremendous variation in revealing which portions of my residence are visible by Building 10 and vice versa. Along this same issue, I have concerns regarding how Building 10 will actually obstruct my view towards the North. Despite numerous drawings and blueprints, I have yet to see a cross-sectional viewpoint with accurate depictions of elevation showing both Building 10 and my residence to ascertain how my view might be affected. To my untrained eye, it seems likely that with the current proposal, there will be a greater obstruction of views looking to the North as compared to prior iterations, especially given the additional 5 feet of height being granted for "roof modulation". Consequently, improved and precise schematics would be instrumental in determining how my privacy will be maintained, how my view will be affected and what measures will need to be implemented to protect them.

C.14.c. Reduce harsh visual impact of parking lots and cars.

While I certainly appreciate the effort in providing a landscape trellis on top of the southern rockery in an attempt to reduce visual impact of the parking area, the simple fact is that this will be woefully inadequate in concealing any but a small

fraction of the 74 surface parking stalls slated to be constructed. I also appreciate the required consultation by the Developer with me to discuss additional landscape screening. However, with no open space available on the parking lot side, the necessary vegetation would need to be on my property, which at this point is presumably at my expense. The root of the problem is that there has not been enough bare ground left to provide significant vegetative barriers. There has been a conscious decision to maximize surface parking by extending concrete all the way to the rockery. It is irrelevant that the number of units and surface parking stalls falls within "acceptable" limits if the concomitant responsibility to adequately provide meaningful screening of the parking lot is not undertaken. This is really a matter of choice and priority.

D.1.b Maintain the smaller scale and character of historic Edmonds.

The operative descriptor in this objective is "smaller" and it is quite a stretch to consider Building 10 to be in compliance with this with even the most liberal of interpretations.

There has been an enormous amount of energy directed at extrapolating the current design codes and objectives to somehow apply them to the vast structure of Building 10. The fact of the matter is that a building of that size and high density of living units was never meant to be in Edmonds. As of now, there is no building of similar size or characteristics to use as a basis of comparison even for simply identifying those design features that may or may not work on such a large scale. I do not believe that the original authors of the Edmonds Urban Design, General Objectives had 85 units within a 5 level structure in mind when creating them.

Relief Sought

The most straight-forward mechanism to rectify the design violations is to reduce the number of units within Building 10 by reducing the number of floors and to decrease the overall number of surface parking stalls. This accomplishes the necessary adjustments in the proposal by a variety of ways. Fewer units will result in a reduction in volume of traffic, noise, lighting and requirements for parking stalls. Additionally, the lower profile of the building will help to secure more privacy for my residence and mitigate obstruction of views to the North as described previously. Finally, fewer surface parking stalls will allow open ground to be available for appropriate vegetation to be selected for meaningful concealment of the parking lot.

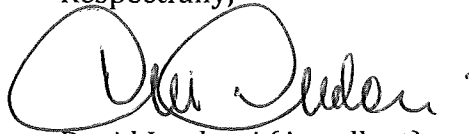
Attempts at conventional application of Edmonds design codes and objectives are misguided with regard to Building 10 because of its uniqueness in size and density of units. Additionally, rather than being able to follow well-established parameters, overall form is essentially being dictated by extrapolation of current objectives and/or amassing a collection of preferences. It has been stated that my appeal is derived from "interpretation" and "personal preference". I would contest that our current impasse largely revolves around many personal preferences, whether they

are from me, the Developer, the residents of Point Edwards or the City of Edmonds.
The real questions are whose preferences take priority and at whose expense?

Thank you for your time.

I have read the appeal and believe the contents to be true.

Respectfully,

A handwritten signature in black ink, appearing to read 'David Inadomi', with a large, stylized initial 'D'.

David Inadomi (Appellant)
21603 Chinook Road
Woodway, WA 98020
425-673-7083